

For Sale

Asking Price: €475,000

**Sherry
FitzGerald**
O'Leary Kinsella



Kilgibbon, Edermine,
Enniscorthy, Co. Wexford,
Y21 A339

BER C1

sherryfitz.ie



Kilgibbon is a truly exceptional 4 bed residence occupying a secluded site in this excellent location less than 3 minutes from the end of the M11 motorway to Dublin.

This beautiful detached enjoys immense privacy due to the array of mature trees and specimen planting that fills the garden both front and rear. There is ample parking to the front and side a detached garage and a south facing patio to the rear of the home.

The accommodation extends to 180sq m (1,938 sq. ft) approximately. It has been maintained by the current owners to exceptional standards with great attention to detail and top quality finishes throughout. The flexible accommodation included striking kitchen dining room with modern clean lines, sunroom with access to patio, a sitting room and living room. The utility and guest WC complete the accommodation on the ground floor. The large entrance hallway raises to the first floor with four large double bedrooms with extensive wardrobe space and the family bathroom.

Edermine is a most popular area in an excellent location with a world of amenities on hand in nearby Enniscorthy with Edermine Bridge connecting to N11 for an easy commute to Wexford. There is a choice of primary and secondary schools in the area.

Viewing is a must for discerning buyers to appreciate what is on offer in this unique property.



Accommodation

GROUND FLOOR

Entrance Hall 4.00m x 2.70m (13'1" x 8'10") at widest point:
Tile flooring

Sitting room 4.00m x 3.90m (13'1" x 12'10") at widest point:
Carpet flooring, feature corner open fireplace

Kitchen/Dining Room 3.60m x 6.70m (11'10" x 22'):
Tile flooring and backsplash, fitted kitchen units, electric double oven, integrated microwave, induction hob, fridge freezer, integrated dishwasher, breakfast bar, recessed lighting, arch to sunroom

Sunroom 4.47m x 3.51m (14'8" x 11'6") at widest point:
Tile flooring, vaulted timber clad ceiling, sliding door to rear patio.

Utility Room 2.30m x 2.90m (7'7" x 9'6"):
tile flooring, fitted storage units, plumbed for washing machine and dryer

Guest WC 2.30m x 0.90m (7'7" x 2'11"):
tile flooring, WC, wash hand basin

Living room 5.30m x 3.90m (17'5" x 12'10"):
carpet flooring, feature open fireplace

FIRST FLOOR

Landing 5.10m x 3.30m (16'9" x 10'10") at widest point:

Master Bedroom 4.20m x 3.90m (13'9" x 12'10"):
carpet flooring, inbuilt slide robes, door to main bathroom

Bedroom 2 4.10m x 3.30m (13'5" x 10'10"):
inbuilt slide robes

Bedroom 3 3.50m x 3.90m (11'6" x 12'10"):
inbuilt slide robes

Bedroom 4 3.40m x 3.90m (11'2" x 12'10") at widest point:

Bathroom 2.50m x 3.30m (8'2" x 10'10"):
tile flooring and walls, bath, shower, WC, wash hand basin, recessed lighting





Special Features & Services

- Minutes from M11 motorway exit.
- Beautiful Secluded Country Residence.
- Mature Private Landscaped Gardens
- Tastefully decorated in walk in condition.

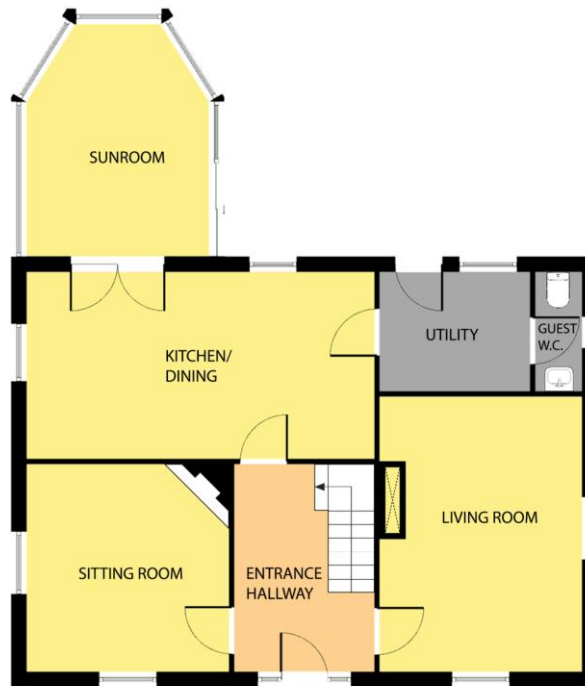
Services

- Private sewerage, private water, gas central heating

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GROUND FLOOR



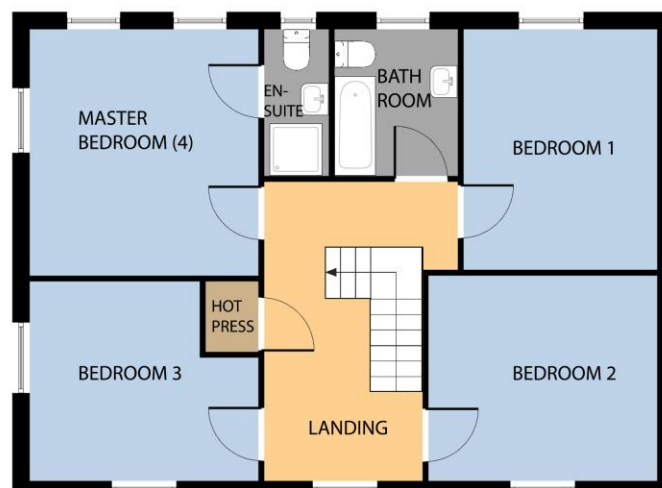
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Directions

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FIRST FLOOR





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